

The Jacob Journal

A NEWSLETTER FROM SUPERVISOR DIANNE JACOB

NOVEMBER 1997

M S C P :

Balancing Economic Growth & The Environment

Balance seems like a simple concept. But often when we try to achieve it each day, we realize how difficult a task it can be. Whether we try to balance work and family, or we try to strike a balance between laws and personal freedoms, or even when we try to balance our check-book...it's never simple. The Multiple Species Conservation Plan (MSCP) strikes a delicate balance between environmental protection and economic growth by preserving for future generations thousands of acres of open space land for species and habitat preservation while at the same time encouraging a healthy and supportive economic climate.

I was born and grew up in San Diego, along with my mother and grandmother. I love San Diego and understand the importance of protecting our region's natural heritage and quality of life. The "MSCP" does just that by protecting 85 species and preserving 172,000 acres of meaningful open space in the region — and, it will cost taxpayers less than if this land were developed! In addition, the "MSCP" creates new and innovative ways for property owners to use their land, lowers costs for permits, streamlines the development process, and respects private property rights. It is a voluntary program designed to assure that land use decisions are made locally, not 3,000 miles away in Washington, DC.

But the "MSCP" didn't just happen overnight. It all started five years ago, when a small bird, the California Gnatcatcher, was placed on the Federal Endangered Species list. Since San Diego County is home to massive Gnatcatcher habitat covering thousands of acres, the listing of this bird brought ALL new development in the region to a screeching halt — in essence, a building moratorium was imposed by the Federal government!

That's when Supervisor Pam Slater and I immediately went

to work negotiating with State and Federal wildlife agencies to assure that appropriate development could proceed while work on an open space plan began. We co-sponsored some 30 "Deal Points" which were the driving force behind intense negotiations with the wildlife agencies to hammer out a plan.

Five years and countless revisions later, an historic plan was adopted by the Board of Supervisors on October 22, 1997. For affected property owners, it means additional opportunities and streamlines the development process saving time and money. For the region, the "MSCP" is a

legacy to pass on to future generations, assuring that our children and grandchildren will be able to enjoy the same wonders of nature that we now enjoy.

It is important to note that 130,000 acres are already a part of the preserve, comprised primarily of public lands and private lands where property owners have voluntarily chosen to participate. Of the remaining 42,000 acres, San Diego County is responsible for only 9,400. And, within the last few months, no less than a dozen private land owners have called my office with an interest in participating in the "MSCP".

A fundamental principle underlying the County's "MSCP" is the protection of private property rights and new opportunities for landowners. For example, with the "MSCP", certain land can be marketed based on the value of its habitat. In addition, if a property owner wishes to subdivide their land, he or she can do it and expect a savings of as much as \$200,000 and 18 months in processing time! Without the "MSCP", this same property owner would be required to obtain a Federal permit after obtaining County

*"...the MSCP is an
historic and intelligent plan
for the next century."
-- Dianne Jacob*

CONTINUED ON PAGE 2

**Supervisor Dianne Jacob
proudly serves the
communities of:**

Agua Caliente Springs
 Allied Gardens
 Alpine
 Barrett
 Blossom Valley
 Bostonia
 Boulevard
 Campo
 Casa de Oro
 Crest
 Cuyamaca
 Dehesa
 Del Cerro
 Descanso
 Dulzura
 El Cajon
 Eucalyptus Hills
 Fernbrook
 Flinn Springs
 Granite Hills
 Guatay
 Harbison Canyon
 Jacumba
 Jamul
 Julian
 La Mesa
 Lake Morena
 Lakeside
 Lemon Grove
 Mount Laguna
 Mount Helix
 Pine Hills
 Pine Valley
 Potrero
 Poway
 Ramona
 Rancho San Diego
 Rolando
 Santa Ysabel
 Santee
 Shelter Valley
 Spring Valley
 Tecate
 Tierra del Sol
 Vallecitos

CONTINUED FROM PAGE 1

approval. This may not seem fair, but it's Federal law! The fact is property owners are better off with the "MSCP" than without it!

The "MSCP" benefits agriculture, too, in a region where agriculture is the fourth largest industry, contributing \$3.9 billion to the local economy. Not only does the "MSCP" support existing agricultural activities, but it allows for additional agriculture and rids farmers of their current liability if an endangered species is accidentally harmed.

Finally, the "MSCP" is good for the local economy. Property values increase, jobs are created, and the housing market improves. Studies in ten states show that community property values increased 5-12% in areas where open space is preserved. Plus, a local study by the San Diego Association of Governments projects that the preservation of valuable open space and passive recreational uses like riding and hiking trails will be a boon to the region's burgeoning eco-tourism industry — a potential contribution to the economy of 7,500 jobs and \$1.24 billion annually! In addition, by defining development areas and lowering costs for processing new projects, the housing market will be enhanced, as well as commercial and industrial developments.

The County Board of Supervisors' success in developing this plan is evident in the broad spectrum of support from the Sierra Club to the Building Industry Association and the Greater San Diego Chamber of Commerce. You must admit, this is an unusual coalition!

All in all, the Multiple Species Conservation Plan is an historic and intelligent plan for the next century. It creates a balance between environmental protection and economic growth, along with respect for private property rights — a balance which has never before been achieved! And, it's the best way for everyone to enjoy the pristine beauty of San Diego County. Whether by riding or hiking, or just enjoying the natural beauty of our region, the "MSCP" ensures a legacy and quality of life to pass on to our children and grandchildren second to none!

***Visit Us On The
WORLD WIDE WEB!***



***www.co.san-diego.ca.us/
cnty/bos/sup2***

COUNTY FINALLY OUT OF TRASH BIZ

Escrow Closes On Trash System Ahead of Schedule

San Diego -- On October 31, 1997, the Board of Supervisors closed escrow on the historic sale of the County's solid waste system to Allied Waste Industries -- ahead of schedule -- resulting in revenue to the County of \$179 million. It was the largest municipal privatization of a solid waste system in the Nation!

The completion of the sale is good for taxpayers and ratepayers:

First and foremost, the Board of Supervisors cleared the \$134 million in debt created by the failed San Marcos recycling plant approved by a previous Board of Supervisors.

In addition, \$101 million was placed in an environmental trust fund to manage and monitor closed and inactive landfills for which the County is still legally responsible.

But it doesn't end there! The Board also increased our contingency reserves to \$50 million, a move which will likely improve the County's bond rating and save taxpayers \$1 million annually.

And, finally, we've set aside \$24 million to spend in the near future on critical one-time infrastructure needs.

The bottom line on the sale of the trash system is an easy one -- the Board of Supervisors, with the help of our Chief Administrative Officer, took a money-losing waste system and sold it in a record-breaking sale, netting \$179 million, bettering our bottom-line, saving tax dollars, and ensuring competitive rates for consumers. It's a win-win no matter how you look at it!

Visit the District Office

250 East Main Street, Suite I-69, El Cajon
Open Every Wednesday & Thursday, 9AM - 5PM

ROUND UP

news shorts from around the
C o u n t y . . .

BUSINESS OWNERS GET RELIEF:

The Board of Supervisors recently voiced their unanimous support for a proposal by Supervisor Dianne Jacob to provide relief to businesses from burdensome regulations. The County's Chief Administrative Officer will now go to work to explore the feasibility of a number of initiatives to reduce costs to businesses -- eliminating permit fees for minor projects, increasing the exemption on the Business Personal Property Tax from \$5000 to \$10,000, consolidating hazardous materials inspections, changing the specifications for paint stripping removal, streamlining the sign ordinance, and better notifying businesses of County projects.

SEARCH IS ON TO PUT A NEW SHERIFF STATION IN RSD

On November 4 Supervisor Jacob successfully brought forward a proposal to begin a search to locate a Sheriff station in Rancho San Diego. Why? The Lemon Grove station currently provides service for 117.7 square miles of the East County area. Since the station is located in the west corner of the service area, there is a significant impact on travel time. Rancho San Diego is an ideal community in the unincorporated area of the County to locate a station. Patrol frequency, response time and public access will significantly improve with a station. So, the search is on -- and the Board will have a report back by mid-February 1998!

Get The Jacob Journal!

The Jacob Journal will be mailed to you on a regular basis by request only. So, if you like what you've read, fill out the form below and mail it back to us at 1600 Pacific Highway, San Diego, CA 92101 or fax it to us at (619) 696-7253. We'll put you on our mailing list to get The Jacob Journal regularly!

Name _____

Signature _____

Company _____

Address _____

City, Zip _____

Phone _____

We hope to hear from you soon!

November 97

The Second District Staff (619) 531-5522

Adam Day

Chief of Staff

Rory Banks

Administrative Assistant

David Barber

Land Use Policy Advisor

Jeff Collins

Criminal Justice Policy Advisor

Mike Kulis

*Public Works & Business
Policy Advisor*

Alan Pentico

Field Representative

Donna Sievert

Executive Assistant & Scheduler

Shannan Sorrell

*Health & Human Services
Policy Advisor*

Jamie Zuleback

*Policy Development &
Communications Advisor*

DIANNE JACOB

Supervisor, Second District

San Diego County Board of Supervisors

1600 Pacific Highway, Room 335

San Diego, CA 92101

(619) 531-5522

(800) 852-7322 toll free

(619) 696-7253 fax

e-mail:

Dianne-Jacob@co.san-diego.ca.us